

Whitney Oaks

Board of Directors Meeting
Rocklin Event Center
2650 Sunset Blvd
Rocklin, CA 95677
Meeting Minutes – March 6, 2024

I. Call to Order

The meeting was called to order by President Jordan 6:00 PM at the Rocklin Event Center.

Directors Present:

Rick Jordan, President
Rosalie Hayman, Vice President
Mike Miles, Treasurer
Phil Johnson, Director

The Management Trust

Tasha Romine, PCAM
Dawn Scott, GM

A. Confirmation of Agenda Posting

Management confirmed that agendas were posted in accordance with civil code requirements.

II. Executive Session Disclosure / Summary

Management noted that the Board of Directors held an Executive Session on the dates noted below to discuss vendor contracts, legal matters, and homeowner account and compliance issues.

- March 5, 2024

III. Consent Agenda

Consent agenda items do not require discussion or debate; they are routine procedures or already have unanimous consent. The consent agenda allows the Board of Directors to approve all items together without discussion or individual motions. The Board of Directors may agree to pull any item(s) from the consent agenda and move it under new/old business for discussion or debate.

A. Prior Meeting Minutes

- 1) February 7, 2024

B. Financial Review

- 1) January 2024 – Monthly Review
- 2) Lien Resolution
19092468139 & 19092467755

C. Reserve Expense Authorization

- 1) General - \$46,258.46
- 2) Rec Center - \$
- 3) Unit 39 – \$5,120.00
- 4) Unit 44 - \$1,175.00

A motion was made to approve the content agenda items as presented. The motion was seconded and approved by all Directors. [M-Jordan; S-Johnson; All in Favor]

IV. Association Committee Reports & Updates

Brief Committee updates were given on the items below:

- A. ARC – February 2024 Minutes were reviewed & accepted.
- B. Finance – No report given.
- C. Landscape / Open Space Growth / Non-Resident Committee Member – A motion was made, seconded and approved to keep a non-resident Committee member in place. [M-Hayman; S-Johnson; All in Favor]
- D. Social / Member Correspondence – Correspondence from a Social Committee member requesting help recruiting volunteers was reviewed. Member Hayman agreed to reach out to the Social Committee to suggest strategies to recruit volunteers.

VI. Old Business

None.

V. New Business

A. Homeowner Correspondence

Correspondence from a Highlands homeowner gates unable to attend the meeting expressing their support of adding pedestrian gates next to the one vehicle gate and one fire access gate on Pebble Beach Rd.

B. Insurance Renewal

A motion was made, seconded, and approved to approve the 2024 – 2025 Insurance Policy pending the corrected number of units listed.
[M-Hayman; S-Johnson; All in Favor]

C. A & D Bid

A motion was made, seconded, and approved to approve the pedestrian gate bid. [M-Jordan; S-Johnson; All in Favor]

VI. Open Forum

Open forum was moved to the beginning of the meeting by President Jordan due to the number of homeowners in attendance. 13 homeowners spoke expressing their concerns over the recent shooting on Pebble Beach Rd. Other topics discussed included:

- Inviting a guest speaker from Rocklin PD to the next Open Session Meeting
- Compliance matters
- Common Area Tree maintenance

VII. Announcements & Adjournment

The Board plans to meet again in Executive Session on April 2nd and in Open Session on April 3rd.

The meeting was adjourned at 7:43 PM.

These minutes are unofficial until signed by the Board.
ATTEST:

Director

Date

Respectfully Submitted by:
Dawn Scott, GM



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